

**COOKEVILLE PLANNING COMMISSION
MINUTES
MAY 19, 2014**

The Cookeville Planning Commission met on Monday, May 19, 2014 at 5:30 p.m., in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Jim Stafne, Dr. Roy Loutzenheiser, Judy Jennings, Chris Wakefield, Jim Woodford, Kay Starkweather, Leslie Sullins, and Adam Ryan.

MEMBERS ABSENT: David Webb.

STAFF MEMBERS PRESENT: James Mills and Ken Young.

STAFF MEMBERS ABSENT: Jayne Barns and Jim Shipley.

OTHERS PRESENT: Jack Lynn, Cindy Mason, Adam Crosslin, Corey Austin, Joe Bertram, and Laura Millitana.

CONSIDER FOR APPROVAL THE AGENDA AS SUBMITTED. Dr. Roy Loutzenheiser made the motion to approve the agenda as submitted. Leslie Sullins seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR APPROVAL THE MINUTES OF APRIL 28, 2014. Dr. Roy Loutzenheiser made the motion to approve the minutes of April 28, 2014. Chris Wakefield seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER FOR ACTION FINAL REVISED PLAT OF CLARK SPRINGS SUBDIVISION, 4 LOTS LOCATED ON BROWN AVENUE AND CLARK AVENUE. REQUEST SUBMITTED BY CROSSLIN BUILDERS. James Mills stated that the developer Crosslin Builders has submitted for approval a Revised Final Plat of the Clark Springs Subdivision, a four (4) lot residential subdivision located off Brown Avenue, Clark Avenue and East 6th Street currently owned by Bonnie Nell Clark. No preliminary plat was required for this development because it contains less than ten building lots and no new public infrastructure is proposed or needed. The original Final Plat of the Clark Springs Subdivision was approved as a three (3) lot development by the Planning Commission on April 27, 2009.

The property proposed for the revised subdivision is identified on Tax Map 053D Group A as Parcel 013.00 and consists of approximately 3.44 acres. The property is zoned as RS15, single family residential. All lots exceed the minimum lot size and width requirements and all lot frontage boundaries are 25' from the center line of the streets. New sidewalks are not required as these are both existing public roads. Lot 2 contains an existing single family structure and the remaining lots are undeveloped. Portions of all the lots are within the 100 year flood plain and the plat denotes the estimated base flood elevation on each lot. Before the lots can be built on a pre-construction Elevation Certificate will have to be completed and submitted by a surveyor. A post-construction Elevation Certificate must be submitted as well prior to the issuance of a Certificate of Occupancy by the Codes Department upon completion. All of the lots will be served by the existing six-inch water line and eight-inch sewer line located within

the right-of-way of Brown Avenue. In addition, there are two (2) existing hydrants also within the right-of-way of Brown Avenue that provide coverage for fire protection as required by the Subdivision Regulations.

Staff recommended conditional final plat approval subject to completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments.

Joe Bertram, property owner at 760 Brown Avenue, was concerned about the drainage due to the addition of smaller lots to the neighborhood.

James Mills replied that the lot sizes are significantly larger than what is required by the zoning code and should not have an impact on the drainage.

Dr. Roy Loutzenheiser made the motion to grant conditional final plat approval subject to completion of corrections or additions to the plat as determined necessary by the Planning Department and/or other appropriate city departments. Adam Ryan seconded the motion and the motion carried unanimously. **CONDITIONAL FINAL PLAT APPROVAL.**

Leslie Sullins made the motion to take the following items for study. Kay Starkweather seconded the motion and the motion carried unanimously. **STUDY ITEMS.**

- (1) CONSIDER FOR STUDY REZONING 420 & 430 PEEK DRIVE AND 412 BLAKE CIRCLE FROM RS10 (SINGLE FAMILY RESIDENTIAL) TO RM8 (MULTI-FAMILY RESIDENTIAL). REQUEST SUBMITTED BY MICHAEL GAW.**
- (2) CONSIDER FOR STUDY REZONING 1100 SOUTH WILLOW AVENUE (TAX MAP # 65-98.00) FROM LM (LIGHT MANUFACTURING) TO CG (GENERAL COMMERCIAL). REQUEST SUBMITTED BY DANNY KIRBY OF FIRST COMMERCIAL REAL ESTATE ON BEHALF OF LARRY BURGESS OF BROAD STREET PROPERTIES.**

STAFF REPORTS:

- (1) APPLICATION FOR NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY RATING SYSTEM (CRS) APPROVED.**

ADJOURNMENT: 6:00 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**KEN YOUNG
PLANNER**

**JIM STAFNE, CHAIRMAN
COOKEVILLE PLANNING COMMISSION**